WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130046588 DEEDWARR
Recvd: 06/04/13 14:57 2 pgs
Fees:13.00 Taxes:629.00
20130604-0056549

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $170,000

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2013.

Notary Public

My Commission Expires: (Affix Seal)

CHRIS CANTRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Properties, LLC	Same	083.04-0-186.00
(NAME)	(NAME)	
1017 Burchwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, Linda Delk, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Urban Properties, LLC, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 5 and 6 on the Plat of Rosebank Subdivision of the J. W. C. Church Tract as of record in Book 547, page 48, Register's Office, Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., June 23, 1952, as follows: Beginning at a point in the westerly margin of Preston Avenue at the common corner of Lots Nos. 6 and 21 of said subdivision; thence westwardly with the line between Lots Nos. 6, 21 and 5 of said subdivision, 167.625 feet to a point in the northerly line of Lot No. 5; thence southwardly 60 feet to a point; thence eastwardly and parallel to the first line 169.37 feet to a point in the westerly margin of Preston Avenue; thence northwardly 60 feet to the beginning.

Being a portion of the same lands conveyed to Linda Delk by Exectrix's Deed from Linda Delk, Executrix of the Estate of Nell Jennings Agee dated February 5, 2010 and recorded February 10, 2010 in Instrument No. 20100210-0010460, Register's Office, Davidson County, Tennessee.

This is improved property known as: 1104 Preston Drive, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has hereunto affixed her signature on this the 31 day of May, 2013.

Linda Delk

Linda Delk

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Linda Delk, the bargainor, with whom I am personally acquanted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 31 day of May, 2013.

Notary Public

My Commission Expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015